057.0	0002	0007.C	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	554,400 / 554,400
					USE VALUE:	554,400 / 554,400
					ASSESSED:	554,400 / 554,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		RYDER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DESHPANDE NAREN/ANUJA
Owner 2:	
Owner 3:	
Street 1:	18 RYDER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCDEVITT JAMES J -
Owner 2:	-
Street 1:	18 RYDER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 1386 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6019.000	134,000		420,400	554,400
Total Card	0.138	134,000		420,400	554,400
Total Parcel	0.138	134,000		420,400	554,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.00 | /Parcel: 400.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37702

GIS Ref

GIS Ref

Insp Date 02/06/09

!4871!

PREVIOUS ASSESSMENT

Parcel ID 057.0-0002-0007.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	134,000	0	6,019.	420,400	554,400		Year end	12/23/2021
2021	101	FV	129,100	0	6,019.	420,400	549,500		Year End Roll	12/10/2020
2020	101	FV	129,100	0	6,019.	420,400	549,500	549,500	Year End Roll	12/18/2019
2019	101	FV	117,300	0	6,019.	420,400	537,700	537,700	Year End Roll	1/3/2019
2018	101	FV	117,300	0	6,019.	282,300	399,600	399,600	Year End Roll	12/20/2017
2017	101	FV	117,300	0	6,019.	270,300	387,600	387,600	Year End Roll	1/3/2017
2016	101	FV	117,300	0	6,019.	246,200	363,500	363,500	Year End	1/4/2016
2015	101	FV	116,700	0	6,019.	198,200	314,900	314,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4871

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCDEVITT JAMES	50530-58		12/28/2007		326,000	No	No		
DERVISHIAN DONN	30121-120		5/3/1999		184,000	No	No		
CAMERON HELGA	27877-223		11/17/1997		131,000	No	No		Y

PRINT

Date	Time
12/30/21	01:17:09

LAST REV

Date	Time
08/26/16	09:18:05
ekelly	

USER DEFINED

Prior Id # 1:	37702
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2015	2010	Manual	1,396		8/11/2015			air sealing and in

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2009	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
1/12/2000	Meas/Inspect	263	PATRIOT
7/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6019		Sq. Ft.	Site		0	70.	1.00	11									420,399						420,400	

Total AC/HA:	0.13818	Total SF/SM:	6019	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,399	Spl Credit		Total:	420,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	133.637
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	215793
Depreciation:	81786
Depreciated Total:	134007

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

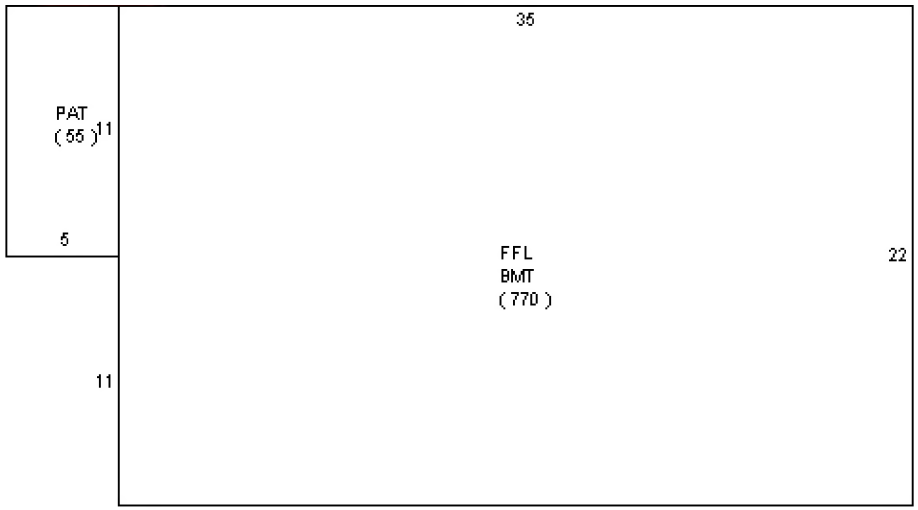
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.64
Special Features:	0	Val/Su Net:	84.01
Final Total:	134000	Val/Su SzAd	174.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	770	72.160	55,566
FFL	First Floor	770	133.640	102,900
PAT	Patio	55	5.940	327

Net Sketched Area:	1,595			Total:	158,793
Size Ad	770	Gross Area	1595	FinArea	1386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.0-0002-0007.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X8	F	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---